



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: **MP-6**  
**16.042**

March 17, 2005

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**BIG DALTON WASH - PARCEL 74EX.1**  
**SALE OF SURPLUS PROPERTY - CITY OF IRWINDALE**  
**SUPERVISORIAL DISTRICT 1**  
**3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY  
OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the fee interest in Big Dalton Wash, Parcel 74EX.1 (254 square feet), located on the south side of Big Dalton Wash, west of Vincent Avenue, in the City of Irwindale, to be no longer required for the purposes of the Los Angeles County Flood Control District.
3. Authorize the sale of Parcel 74EX.1 to the adjacent property owners, Peter and Florence Evaro, who own the adjacent single-family residence on Vincent Avenue, for \$1,500.
4. Instruct the Chair to sign the enclosed Quitclaim Deed and authorize delivery to the Grantees.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

This action will allow the District to sell a parcel of surplus property along Big Dalton Wash to the adjacent property owners, Peter and Florence Evaro.

The District acquired the fee title to Parcel 74EX.1 as part of the land needed for the Big Dalton Wash project. Construction has been completed, and the subject parcel lies outside of the required right of way. The adjacent property owners, who requested to purchase this property, are considered to be the logical purchasers.

### **Implementation of Strategic Plan Goals**

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility. The revenue from the sale will be used for flood control purposes. Furthermore, the sale will eliminate the need to maintain the property and reduce the District's expenses and liability.

### **FISCAL IMPACT/FINANCING**

The proposed selling price of \$1,500 represents the District's minimum sales price. This amount has been paid and deposited into the Flood Control District Fund.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

As required by California Government Code Section 65402(c), a notification of the proposed sale was submitted to the Planning Department of the City of Irwindale for its report as to conformance with the adopted General Plan. Since no answer was received within the 40-day period as stipulated in this Section, it is conclusively deemed the proposed sale is in conformance with the adopted General Plan.

Parcel 74EX.1 is no longer needed for purposes of the District, and the proposed sale will not hinder the use of the channel for possible transportation, utility, or recreational corridors. The Quitclaim Deed does not transfer rights to any oil, gas, petroleum, or other hydrocarbons and minerals. The enclosed Quitclaim Deed has been approved by County Counsel and will be recorded.

### **ENVIRONMENTAL DOCUMENTATION**

This transaction is categorically exempt from CEQA, as specified in Section 15312 of the State CEQA Statutes and Guidelines, and as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board.

The Honorable Board of Supervisors  
March 17, 2005  
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**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

None.

**CONCLUSION**

This action is in the District's best interest. Enclosed are an original and two duplicates of the Quitclaim Deed. Please have the original and duplicates signed by the Chair and acknowledged by the Executive Officer of the Board. Please return the executed original and one duplicate to this office, retaining one duplicate for your files.

One approved copy of this letter is requested.

Respectfully submitted,

DONALD L. WOLFE  
Acting Director of Public Works

MQ:ayc  
P2:\BDMQA

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)  
Chief Administrative Office  
County Counsel

WHEN RECORDED, MAIL THIS  
DOCUMENT AND TAX  
STATEMENT TO:

Mr. and Mrs. Peter Evaro  
4751 North Vincent Avenue  
Covina, CA 91722

Space Above This Line Reserved for Recorder's Use

Document transfer tax is \$ \_\_\_\_\_  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and  
encumbrances remaining at time of sale  
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

Assessor's Identification Number:  
8417-007-909 (Portion)

By \_\_\_\_\_

## QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to PETER S. EVARO and FLORENCE C. EVARO, husband and wife, as joint tenants, all its right, title, and interest in and to the real property in the City of Irwindale, County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydro carbons and minerals, but without right of entry to the surface of said land.

Dated \_\_\_\_\_

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,  
a body corporate and politic

By \_\_\_\_\_  
Chair, Board of Supervisors of the  
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:

VIOLET VARONA-LUKENS, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By \_\_\_\_\_  
Deputy

**BIG DALTON WASH 74EX.1**  
Affects Parcel 863  
S.D. First M0024002

KDR:in:P:Conf:qcdBG DLTN WSH74EX.1.doc

**NOTE: Acknowledgment form on reverse side**

STATE OF CALIFORNIA            )  
  ) ss.  
COUNTY OF LOS ANGELES    )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the facsimile signature of \_\_\_\_\_, Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By \_\_\_\_\_  
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.,  
County Counsel

By   
Deputy

APPROVED as to title and execution,

\_\_\_\_\_, 20\_\_\_\_  
DEPARTMENT OF PUBLIC WORKS  
Mapping & Property Management Division

Supervising Title Examiner

By \_\_\_\_\_

# EXHIBIT A

## BIG DALTON WASH 74EX.1

Affects: Parcel No. 863  
16-RW 11.2  
A.P.N. 8417-007-909(por.)  
T.G. 598(G3)  
I.M. 144-297  
First District  
M0024002

### LEGAL DESCRIPTION

#### PARCEL NO. 74EX.1 (Quitclaim of a portion of fee):

That portion of that parcel of land in the northeast quarter of the southeast quarter of Section 9, Township 1 South, Range 10 West, S.B.M., described as PARCEL 74 in a Final Judgment, had in Superior Court Case No. 596284, a certified copy of which is recorded in Book 40288, page 337, of Official Records, in the office of the Recorder of the County of Los Angeles, within the following described boundaries:

Commencing at the intersection of the northerly line of the southerly 42 feet of said PARCEL 74 with the westerly line of the easterly 40 feet of said northeast quarter; thence southerly along said westerly line a distance of 31.00 feet; thence northwesterly in a direct line to a point in said northerly line, said point being distant westerly 65.00 feet along said northerly line from said westerly line, said point also being the TRUE POINT OF BEGINNING; thence South 71°11' 53" East along said direct line, a distance of 66.02 feet; thence North 50°23' 33" West 6.49 feet; thence North 62°08' 31" West 7.80 feet; thence North 66° 42' 06" West 7.85 feet; thence North 68°15' 47" West 33.30 feet to said northerly line; thence westerly along said northerly line to the TRUE POINT OF BEGINNING.

Containing: 254± square feet

jbm:bdw74ex.1  
(6-14-00)